



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JANUARY 18, 2007  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
  - A. Approval of minutes from [workshop](#) and [regular](#) meetings on January 4, 2007.**
  - B. CONSIDERATION – Street Closing [SC06-06](#)** **J. Dean**  
*Request to close an approximate 15 foot by 125 foot portion of the 80-foot wide right-of-way of N Reed adjoining Block 231 of the Bryan Original Townsite in Bryan, Brazos County, Texas.*
  - C. CONSIDERATION – Final Plat [FP06-25](#)** **R. Haynes**  
*Proposed final plat of AutoZone Sims Addition consisting of 2.673 acres of land north west of the intersection of North Texas Avenue and State Highway 21 in Bryan, Brazos County, Texas.*

### **REQUEST FOR APPROVAL OF RESUBDIVISION**

- 5. PUBLIC HEARING/CONSIDERATION – Replat [RP06-21](#)** **J. Dean**  
*Replat of Lots 9, 10 and part of the alley into Lot 9R, Block 231 in the Bryan Original Townsite consisting of .330 acres of land at the intersection of North Reed and William Joel Bryan in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)**

- 6. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV06-33](#) J. Dean**  
*A request to allow a reduction in the minimum required lot depth for a commercial lot from 200 feet to 125 feet for Lots 9, 10, and part of alley, Block 231 in the Bryan Original Townsite, located at 909 West William Joel Bryan Parkway in Bryan, Brazos County, Texas.*
- 7. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV06-34](#) J. Dean**  
*A request to allow a reduction in the minimum lot size for a commercial lot from 20,000 square feet to 14,375 square feet for Lots 9, 10, and part of alley, Block 231 in the Bryan Original Townsite, located at 909 West William Joel Bryan Parkway in Bryan, Brazos County, Texas.*
- 8. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-02](#) J. Dean**  
*A request to allow head in parking on South Texas Avenue for Lot 2, Block 1 of the North Oakwood Subdivision, located at 3828 South Texas Avenue in Bryan, Brazos County, Texas.*
- 9. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-03](#) R. Haynes**  
*A variance request to the front building setback from the minimum 25 feet to 15 feet for Lot 3, Block 199 of the Bryan Original Townsite, located at 604 West 21<sup>st</sup> Street in Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)**

- 10. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-06](#) R. Haynes**  
*A request to change the zoning classification from 'MF' Multi-Family Residential District to 'RD-5' Residential District – 5000 for Block 1, Lots 1-54 in the Oak Knoll Subdivision generally bounded by 31<sup>st</sup>, Bennett, Bob White and Walker Streets in Bryan, Brazos County, Texas.*

**11. COMMISSION CONCERNS**

**12. ADJOURN**

**FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.**



## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
WORKSHOP MEETING  
THURSDAY, JANUARY 4<sup>TH</sup>, 2007  
AT 5:00 P.M.  
ROOM 305, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

### **1. CALL TO ORDER**

Chairperson Hughes called the workshop meeting to order at 5:01 p.m.

Commission members present were: Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Ralph Davila, Mr. Robert Horton, Mr. Michael Parks, Mr. Art Hughes (Chairperson), Mr. G.H. Jones, and Mr. Don Maxwell.

Commission member absent was: Mr. Michael Beckendorf (excused)

Staff members present were: Mr. Kevin Russell, Director of Development Services; Ms. Lindsey Guindi, Planning Manager; Mr. John Dean, Transportation Planner; Ms. Julie Fulgham, Staff Planner; Mr. Randy Haynes, Staff Planner; Mr. Martin Zimmermann, Senior Planner; Ms. Janis Hampton, Assistant City Attorney; and Ms. Charmaine McKinzie, Planning Recorder.

### **2. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF JANUARY 4<sup>TH</sup>, 2007 (No action will be taken.)**

Agenda items were reviewed. No action was taken.

### 3. COMMISSION/STAFF CONCERNS

Miscellaneous Commission and staff concerns were discussed.

### 4. ADJOURN

Without objection, Chairperson Hughes adjourned the workshop meeting at 5:53 p.m.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the **18<sup>th</sup>** day of **January, 2007**.

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Art Hughes, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Lindsey Guindi, Planning Manager and  
Secretary to the Planning and Zoning  
Commission